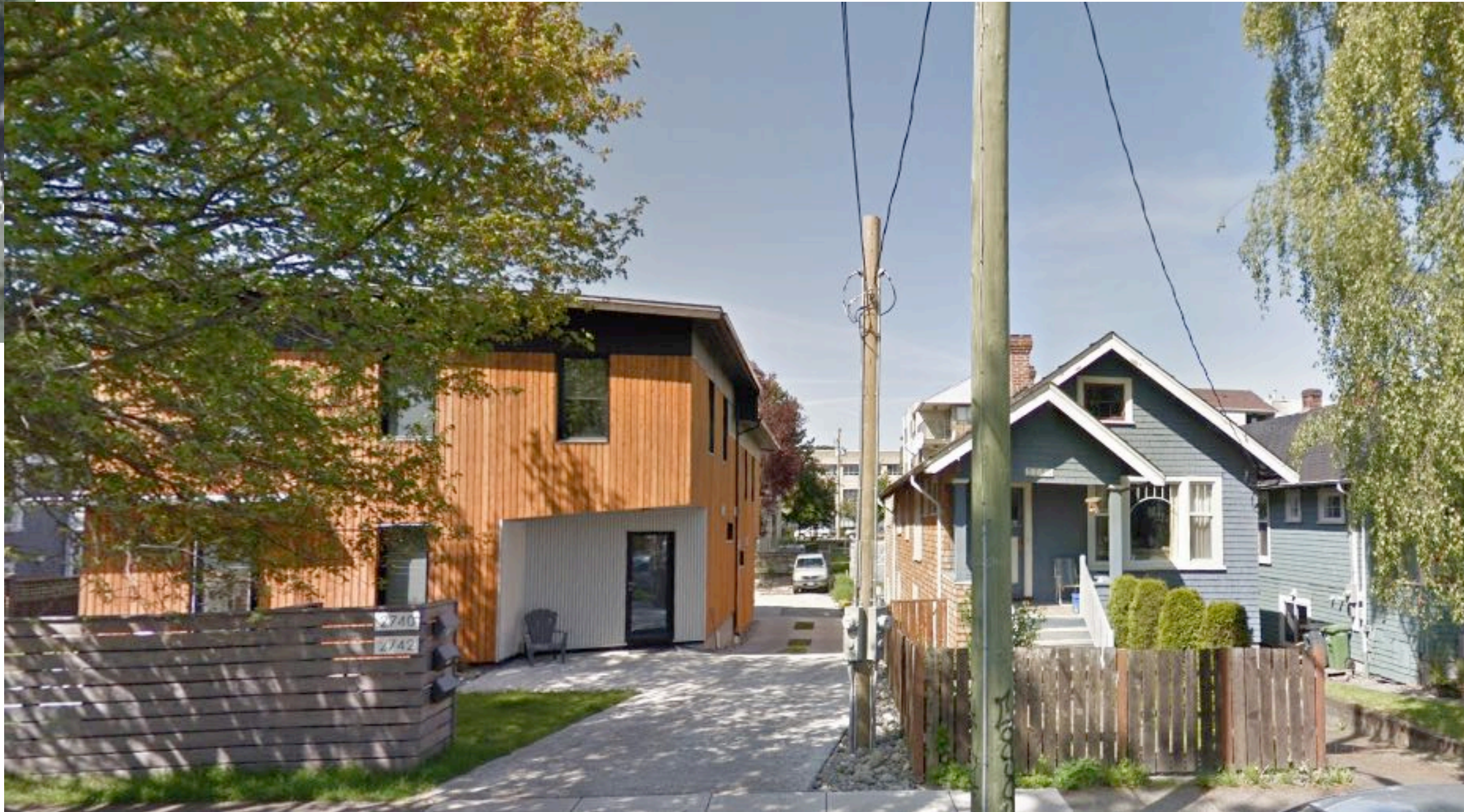




Existing Site

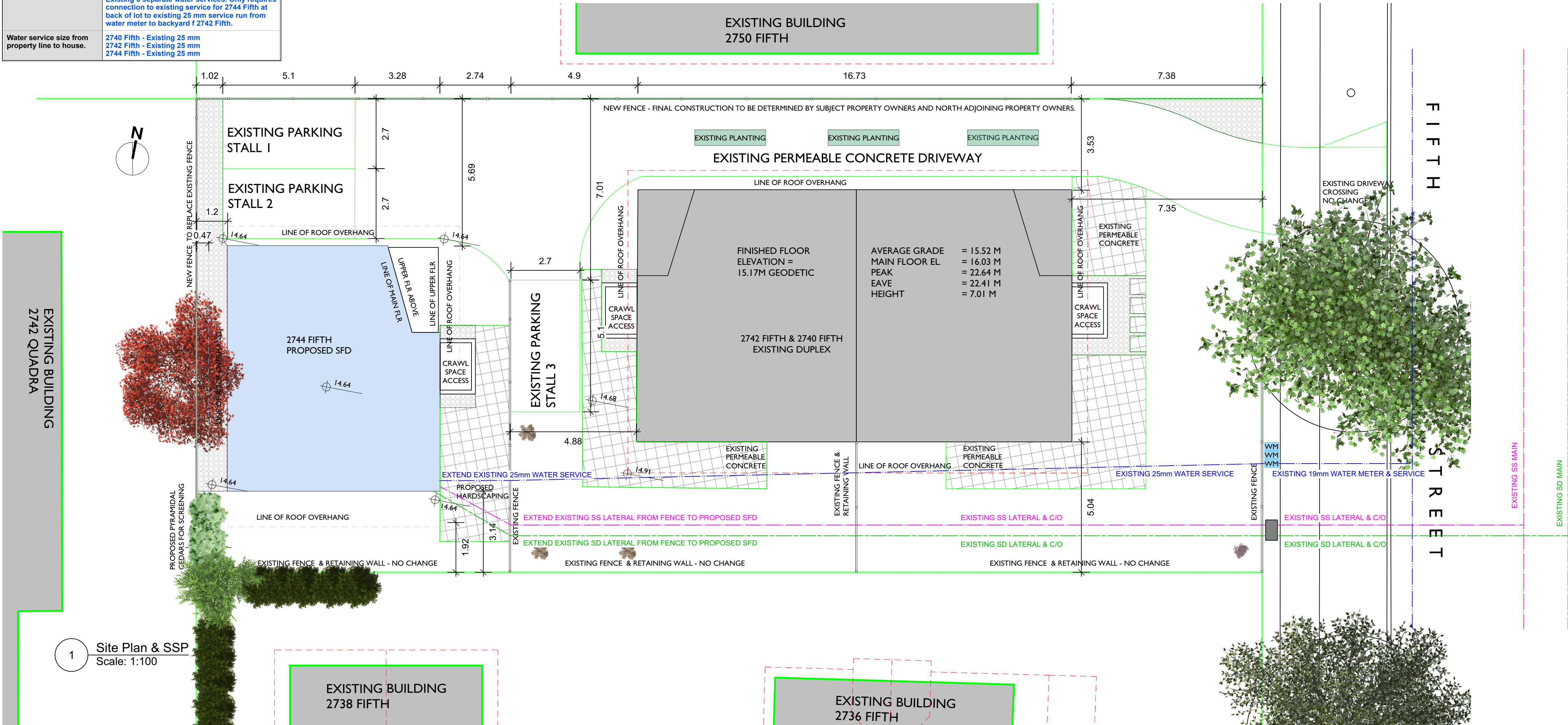
Hydraulic Calculations			
2744 Fifth Proposed Dwelling Unit			
Fixture or Device	Fixture Units	# of Fixtures	Total Fixture Units
Bathroom Group	3.6	2	7.2
Bathtub	1.4		0
Clothes Washer	1.4	1	1.4
Dishwasher	1.4	1	1.4
Hose Bibb	2.5	2	5
Sink, bar	1		0
Sink, Bathroom (Basin)	0.7	1	0.7
Sink, Kitchen	1.4	1	1.4
Sink, Laundry	1.4		0
Shower stall	1.4		0
Water closet (toilet)	2.2	1	2.2
		Total	19.3
Existing 3 separate water meters and services. No upgrade or new services required.			
2740 Fifth - Existing 19 mm			
2742 Fifth - Existing 19 mm			
2744 Fifth - Existing 19 mm			
Existing 3 separate water services. Only requires connection to existing service for 2744 Fifth at back of lot to existing 25 mm service run from water meter to backyard f 2742 Fifth.			
2740 Fifth - Existing 25 mm			
2742 Fifth - Existing 25 mm			
2744 Fifth - Existing 25 mm			
Water meter and service from main to property line			
2740 Fifth - Existing 25 mm			
2742 Fifth - Existing 25 mm			
2744 Fifth - Existing 25 mm			
Water service size from property line to house.			
2740 Fifth - Existing 25 mm			
2742 Fifth - Existing 25 mm			
2744 Fifth - Existing 25 mm			



Existing Duplex



Existing Duplex



1 Site Plan & SSP  
Scale: 1:100

Proposed 2740, 2742, 2744 Fifth (metric)		
Existing Zone		R-2
Proposed Zone		R2-38
Lot Area		752.50
Lot Frontage on Street		18.29
Site Coverage		29.90%
FSR		0.56
Open Site Space		53.47%
Site Coverage		224.97
Floor Area		418.91
Total Floor Area	2744 Fifth	138.01
	Proposed Main	66.38
	Proposed Upper	71.63
	Proposed Basement	N/A
Total Floor Area	2742 Fifth	142.32
	Existing Main	68.33
	Existing Upper	73.99
	Existing Basement	N/A
Total Floor Area	2740 Fifth	138.59
	Existing Main	66.60
	Existing Upper	71.99
	Existing Basement	N/A
Floor Area all Floors		418.91
Commercial Floor Area		N/A
Residential Floor Area		418.91
Number of Dwelling Units		3
Parking Stalls		3
Number of Storeys		2
Height	2744 Fifth	6.75
	Average Grade	14.64
	Proposed Peak Height	21.72
	Proposed Eave Height	21.06
Height	2742/2740 Fifth	7.01
	Average Grade	15.52
	Peak Height	22.64
	Eave Height	22.41
Front yard		7.35
Rear yard		1.20
North Side Yard		3.53
South Side Yard		3.14
Combined Side Yard		6.67

2744 Fifth Street Rezoning		Project Title		Scale		As Noted		Sheet No.		A 1.0		of		A1.8			
2740 Fifth St Victoria, BC V8T 4B2 info@adaptenergyadvising.com adaptenergyadvising.com		Site Plan		Site Servicing Plan													
Client Name(s) <b>Blake &amp; Cassidy</b>		Client Address <b>2740 Fifth ST</b>		Drawn By <b>CD</b>		Project ID		Revision		Date <b>2020.04.01</b>		No.		Issue Notes			
F		20-4-1		Public Hearing Submission		20-3-14		Public Hearing - Client Review 2		20-1-20		Public Hearing - Client Review		19-9-22		Rezoning Revised Submission	
E		D		B		A		18-11-21		CALC Plans for Client Review							





1 Building Street Frontage

2 Proposed Street Frontage  
Scale: 1/4" = 1'-0"

2742 QUADRA - 4 STOREY FLAT  
ROOF  
26.80 M

2740 FIFTH PEAK 22.64 M

2740 FIFTH EAVE  
22.41 M

2744 PEAK - PROPOSED  
21.72 M

2744 EAVE - PROPOSED  
21.06 M

2750 FIFTH PEAK  
21.90 M

2744 UPPER FLOOR - PROPOSED  
18.29 M

2740 FIFTH AVERAGE GRADE

2744 MAIN FLOOR - PROPOSED

15.18 M

2744 AVERAGE GRADE - EXISTING

14.64 M

A 1.1 of A1.8		Sheet No.		Scale		Project Title 2744 Fifth Street Rezoning  Street Elevations		<div>AEA</div> <div>ADAPT ENERGY ADVISING</div> <div>2740 FIFTH ST VICTORIA, BC V8T 4B2</div> <div>info@adaptenergyadvising.com</div> <div>adaptenergyadvising.com</div>		Client Name Blake & Cassidy		2740 Fifth ST		CD		Project ID		Revision		Date		2020.04.01		No.		Date		Issue Notes																							
				As Noted						F		E		D		C		B		A		18-11-21		CALUC Plans for Client Review		Rezoning Submission		19-7-11		Rezoning Revised Submission		19-9-22		D		20-1-20		E		20-3-14		F		20-4-1		Public Hearing - Client Review 2		Public Hearing - Client Review		Public Hearing Submission	



A

A



1 Proposed Street Frontage  
Scale: 1/4" = 1'-0"

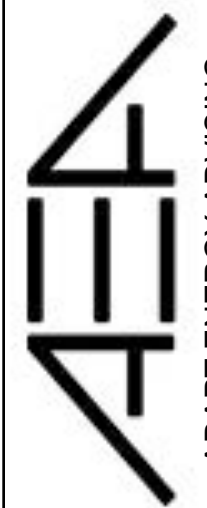
B

B



2 Proposed North Elevation  
Scale: 1/4" = 1'-0"



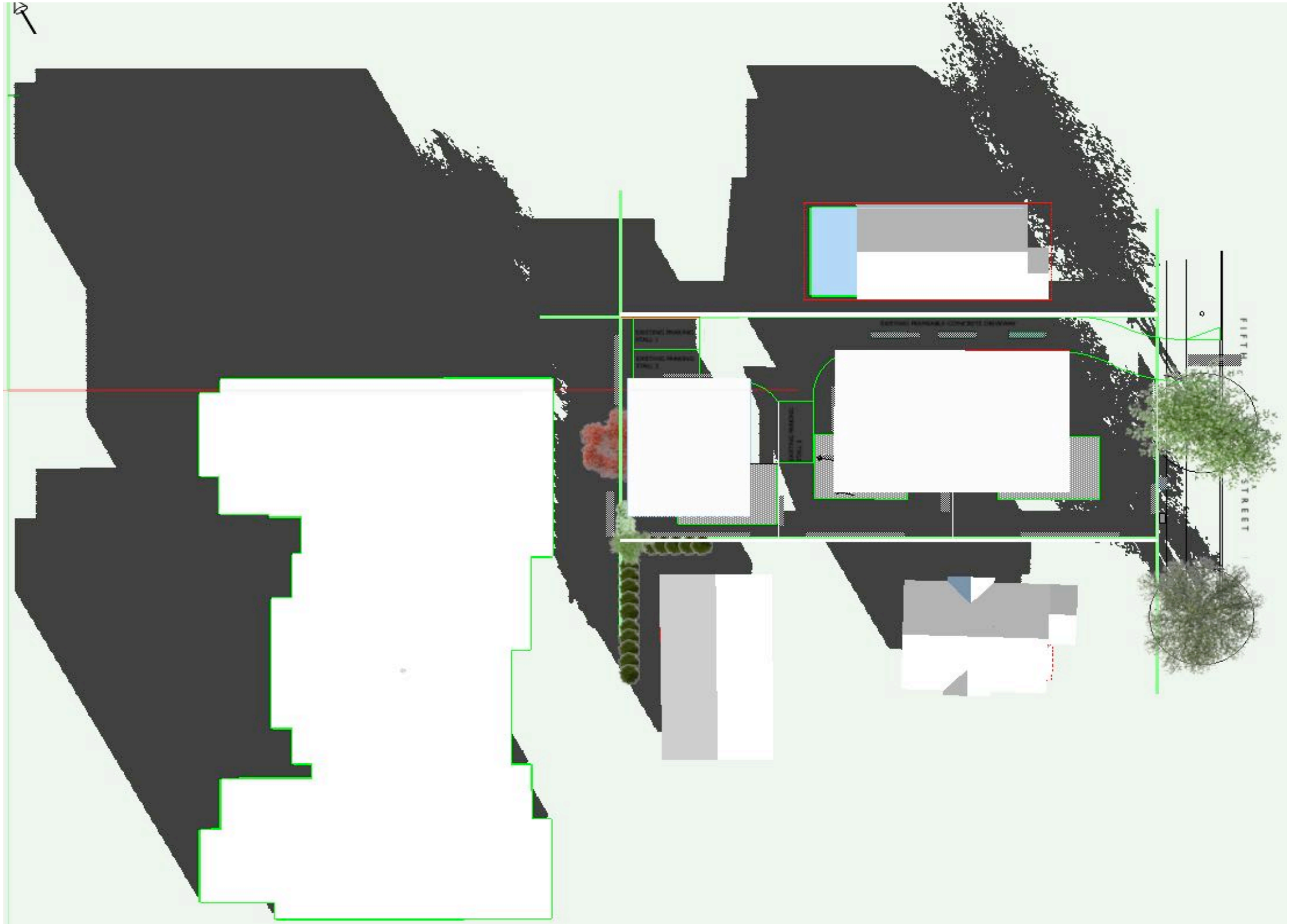
Public Hearing Submission		Public Hearing - Client Review 2		Public Hearing - Client Review		Public Hearing Revised Submission		Rezoning Submission		CALUC Plans for Client Review		Issue Notes	
20-4-1	20-3-14	20-1-20	19-9-22	19-7-11	18-11-21								
F	E	D	C	B	A	No.	Date						
Client Name: Blake & Cassidy		Client Address: 2740 Fifth ST		Drawn By: CD		Project ID:		Revision:		Date: 2020.04.01			
													
ADAPT ENERGY ADVISING													
2740 FIFTH ST VICTORIA, BC V8T 4B2													
info@adaptenergyadvising.com													
adaptenergyadvising.com													
2744 Fifth Street Rezoning						Street Elevations							
Scale: As Noted													
Sheet No. A 1.2 of A1.8													



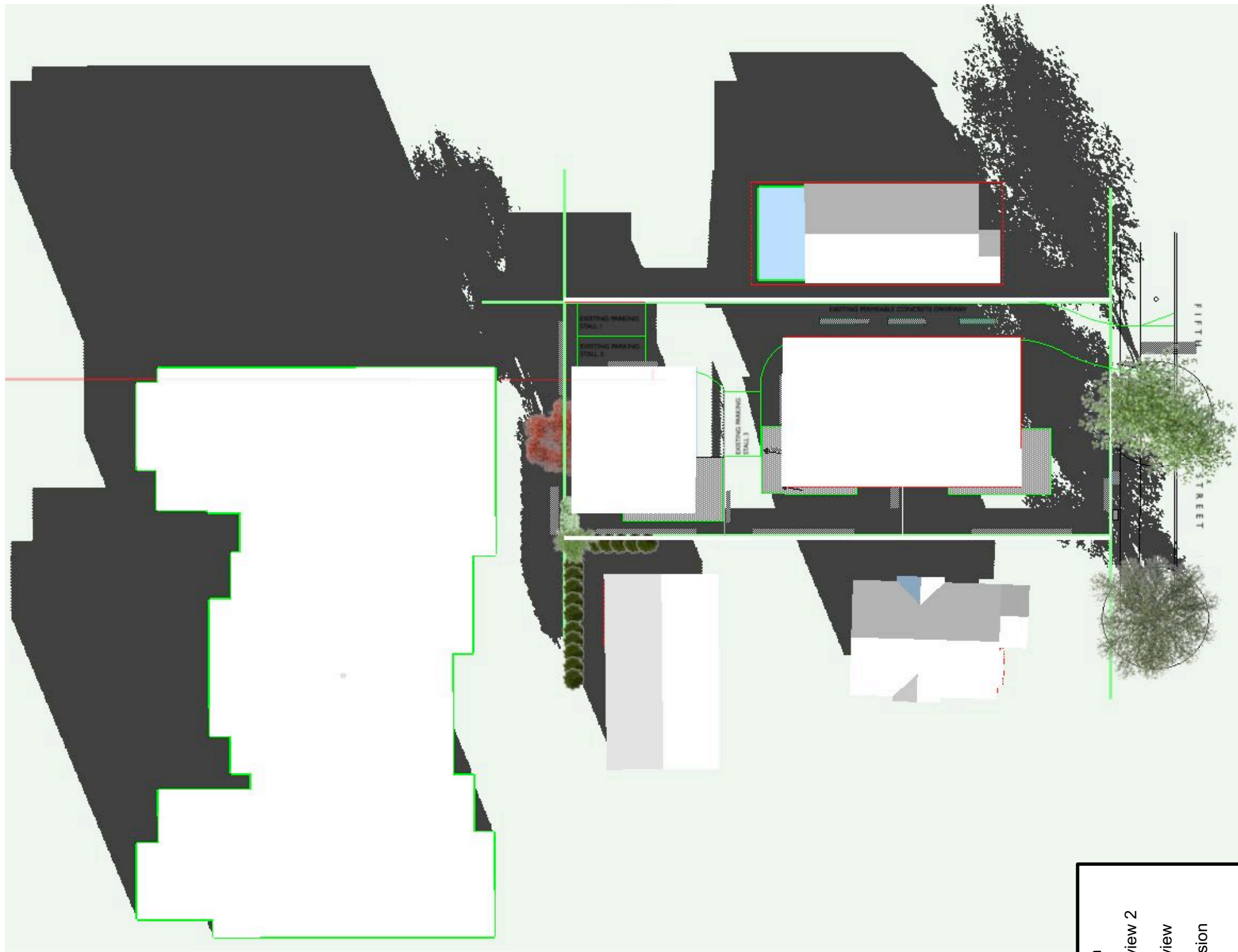
A



June 21 - 10 am



February 21 - 10 am

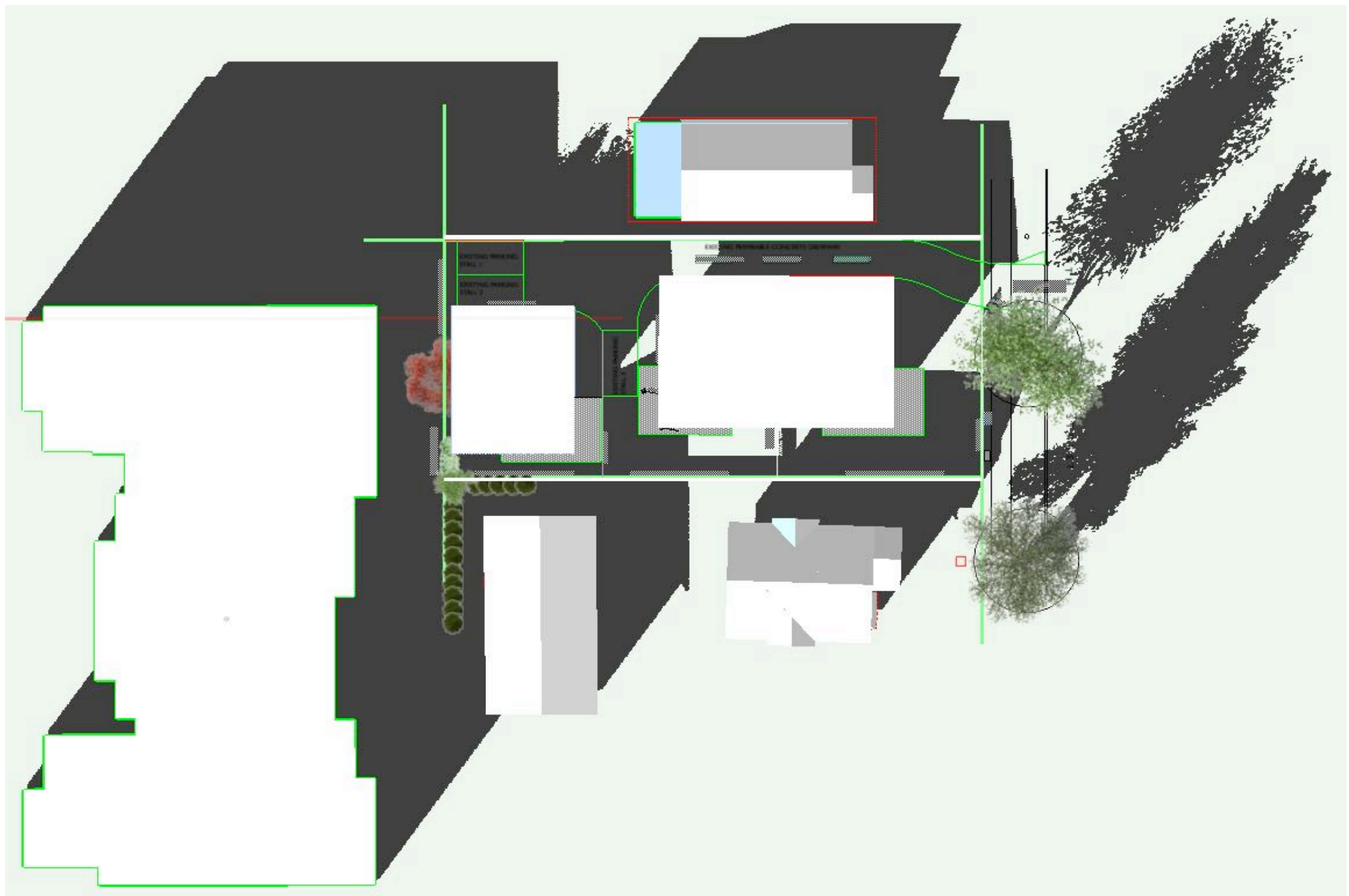


October 21 - 10 am

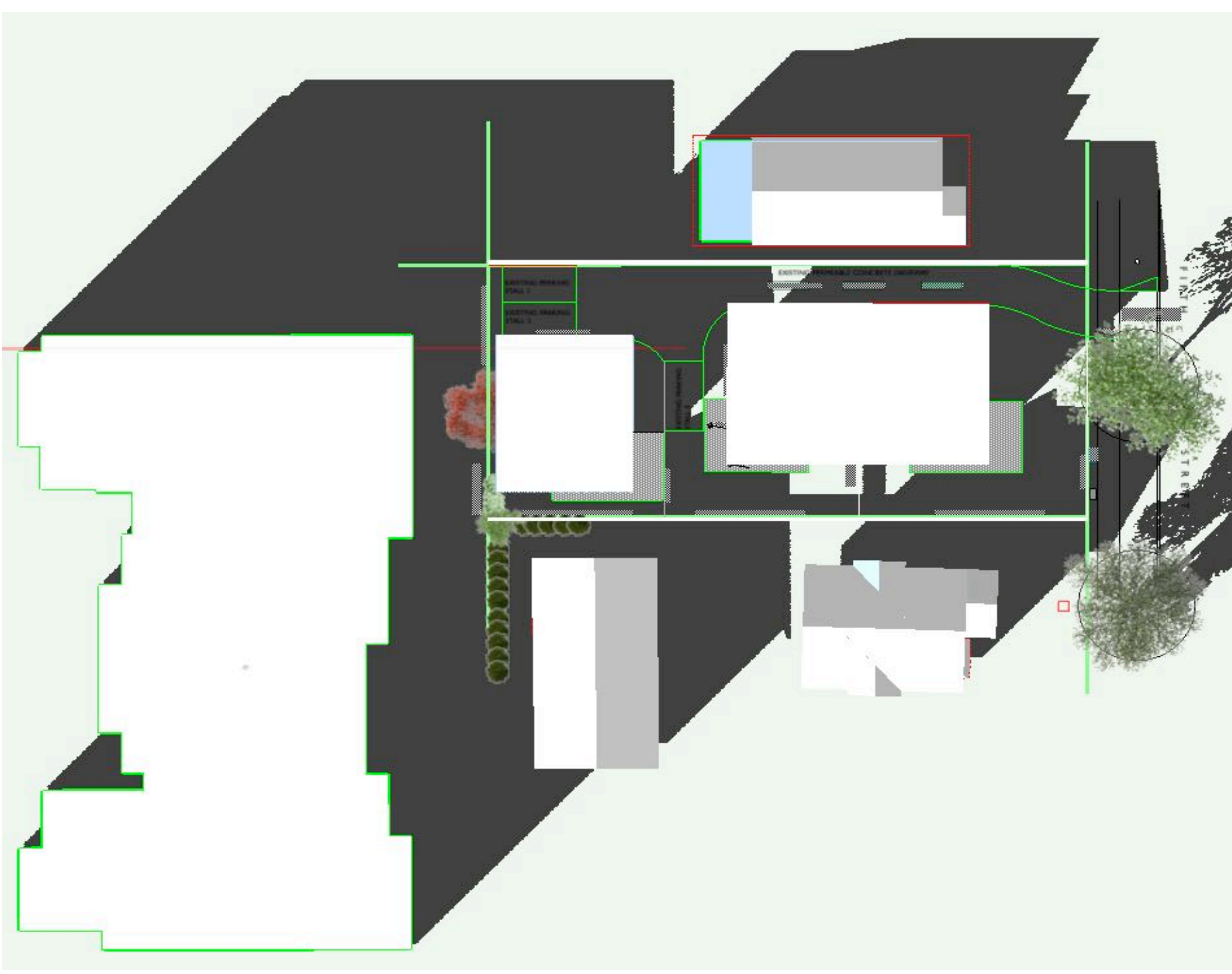
B



June 21 - 2 pm



February 21 - 2 pm



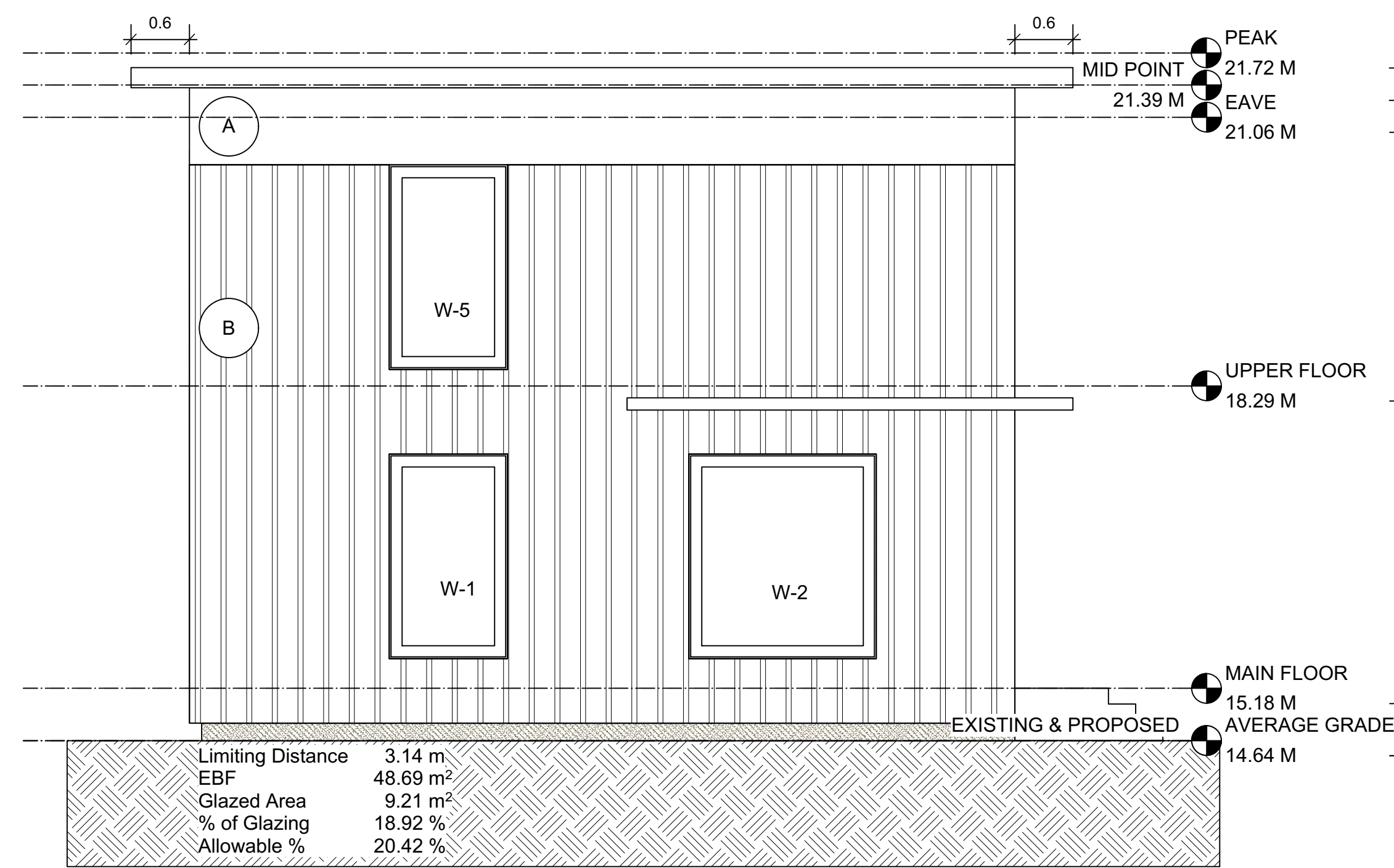
October 21 - 2 pm

Project Title		2744 Fifth Street Rezoning	
Sheet Title		Shadow Analysis	
Scale		N.T.S.	
Sheet No.		A 1.3 of A1.8	
Client Name		Blake & Cassidy	
Client Address		2740 Fifth ST	
Drawn By		CD	
Project ID			
Revision			
Date		2020.04.01	
F	20-4-1	No.	Date
E	20-3-14		
D	20-1-20		
C	19-9-22		
B	19-7-11		
A	18-11-21		
Public Hearing Submission		Issue Notes	
Public Hearing - Client Review 2			
Public Hearing - Client Review			
Rezoning Revised Submission			
Rezoning Submission			
CALUC Plans for Client Review			

A

B





1 South Elevation  
Scale: 1/4" = 1'-0"

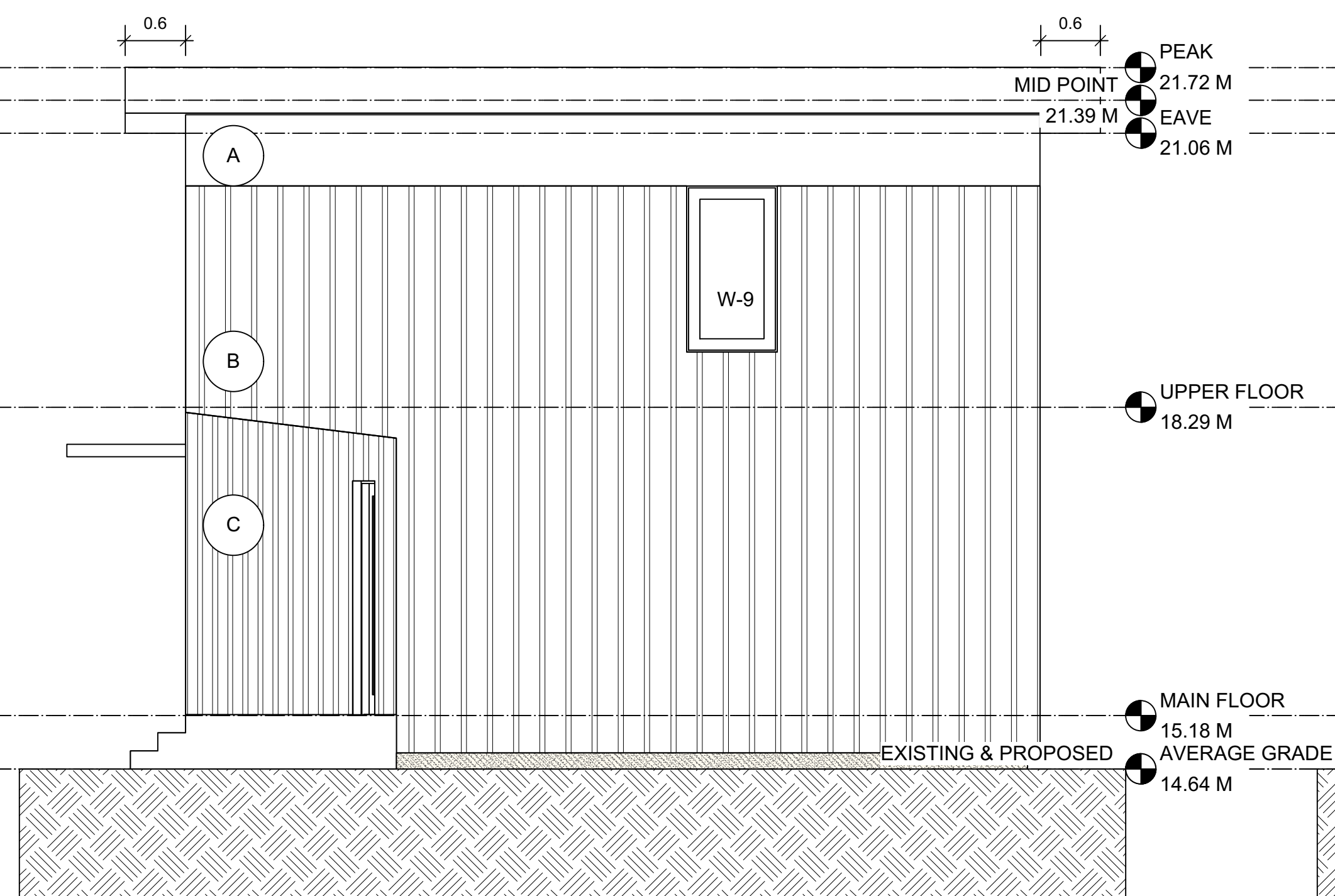


2 East Elevation  
Scale: 1/4" = 1'-0"

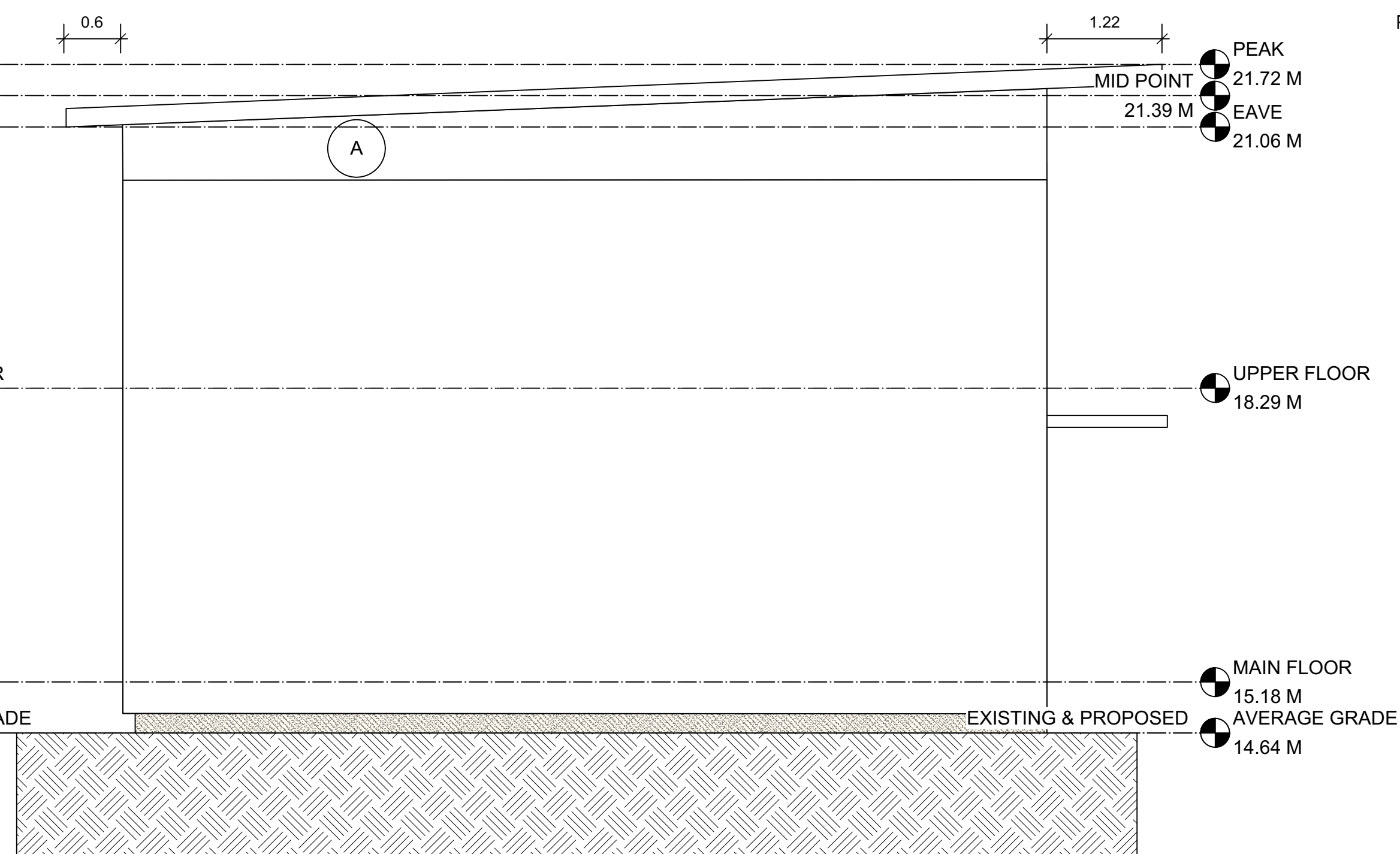
Window Size				
	Nominal Size			
ID Label	Width (FT)	Height (FT)	Width (M)	Height (M)
W-1	4.00	6.92	1.22	2.11
W-2	6.33	6.92	1.93	2.11
W-3	8.00	7.75	2.44	2.36
W-4	3.25	6.92	0.99	2.11
W-5	4.00	6.92	1.22	2.11
W-6	3.25	5.50	0.99	1.68
W-7	3.25	5.50	0.99	1.68
W-8	3.25	5.50	0.99	1.68
W-9	3.00	5.50	0.91	1.68

PROPOSED EXTERIOR SFD FINISHES TO MATCH  
EXISTING BUILDING EXTERIOR FINISHES.

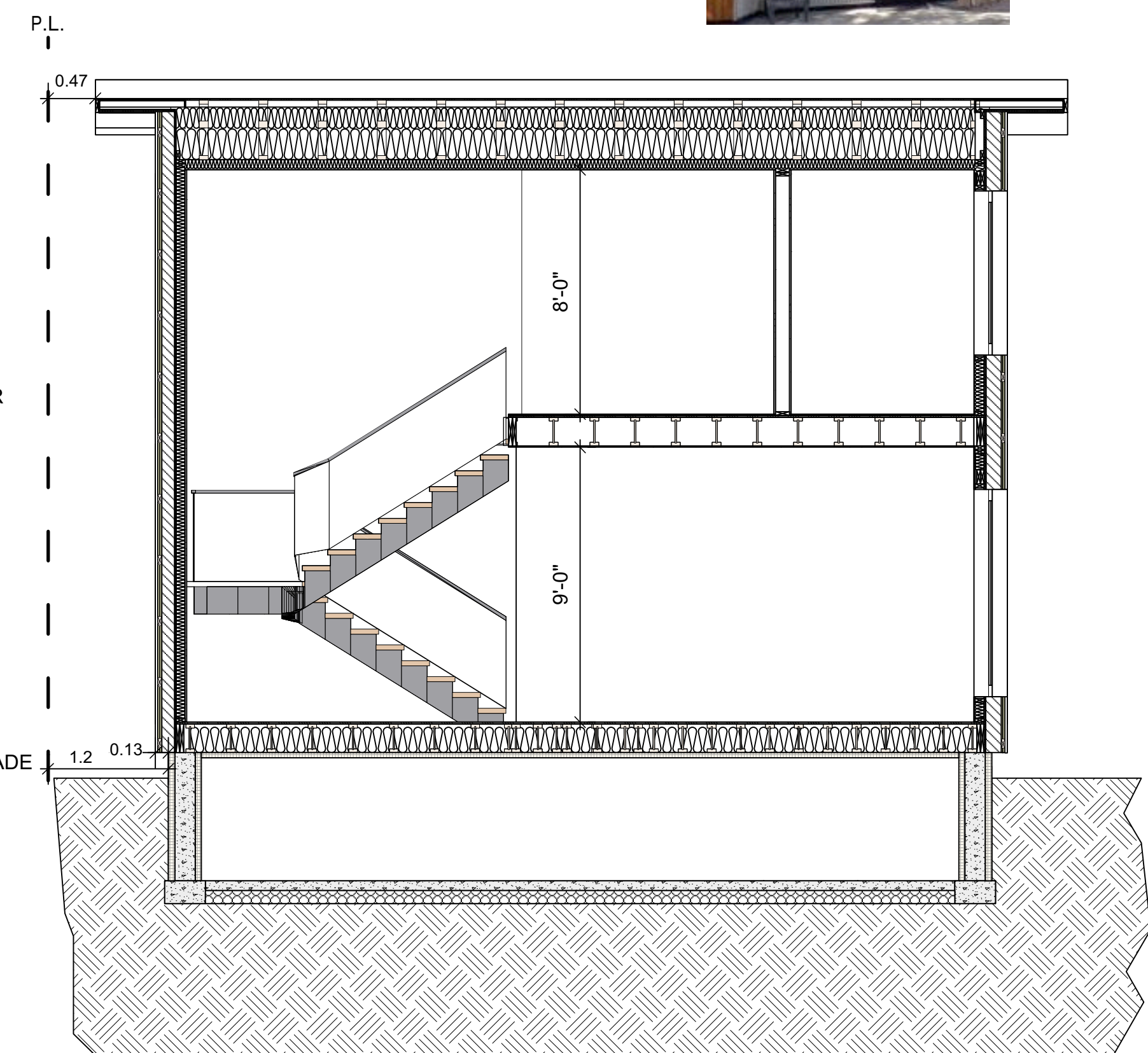
- A Hardie Panel - Painted Black
- B Vertical Cedar Siding - Stained
- C Galvanized Aluminium



3 North Elevation  
Scale: 1/4" = 1'-0"



4 West Elevation  
Scale: 1/4" = 1'-0"



5 Cross Section 1  
Scale: 1/4" = 1'-0"

[illegible]



ALL WORK TO COMPLY WITH THE CURRENT EDITION OF THE BC BUILDING CODE

ALL FRAMING TO BE IN ACCORDANCE WITH THE CURRENT BC BUILDING CODE  
ALL LUMBER TO BE SPF #2 OR BETTER UNLESS NOTED OTHERWISE  
ALL EXTERIOR WALL AND ROOF SHEATHING TO BE 1/2" STANDARD FIR PLYWOOD UNLESS NOTED OTHERWISE  
ALL EXPOSED EXTERIOR POSTS TO BE 8X8 MIN.  
ALL LINTELS TO BE 2-PLY 2X10 U.N.O.

ALL CONCRETE TO BE MINIMUM 25 MPa AT 28 DAYS

EXTERIOR FOUNDATION WALL TO EXTEND MIN 150 mm ABOVE FINISHED GRADE.

ALL INTERIOR DOORS TO BE MINIMUM 6'8" TALL UNLESS NOTED OTHERWISE; PROVIDE MIN. 2-STUDS E/S AT JAM FRAMING

ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS

DESIGN LOADS: VICTORIA: Ss: 2.1 kPa Sr: 0.3kPa

ALL NEW WINDOWS TO MEET NAFS: DP: 1440 PG: 30 WATER RESIST.: 220

HANDRAILS TO COMPLY WITH BCBC DIV B 9.8.7.

GUARDRAILS TO COMPLY WITH BCBC DIV B 9.8.8.

AIR BARRIER TO BE OVERLAPPED, STRUCTURALLY SUPPORTED AND SEALED AT ALL JOINTS.

EFFECTIVE RSI MUST BE MAINTAINED BEHIND ELECTRICAL RECEPTACLES AND PIPING AS PER BCBC 9.36

SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM, EVERY STOREY AND THE AREA OUTSIDE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY. AS PER BCBC DIV B 9.10.19.3.  
CO2 ALARMS TO BE INSTALLED IN EACH BEDROOM OR 5M OUTSIDE THE BEDROOM DOOR.

BEDROOM WINDOWS TO MEET BCBC DIV B 9.9.10.1. NO DIMENSION LESS THAN 380MM WITH AN AREA OF 0.35M2

ALL NEW FLASHINGS TO COMPLY TO BCBC DIV B 9.27.3.7. - 9.27.3.8.

BATHROOM EXHAUST TO COMPLY WITH 9.32.  
VENTILATION TO COMPLY WITH BCBC 9.32.

ROOF SPACE VENT AREA SHALL BE NOT LESS THAN 1/150

SOLID RWL AND PERIMETER DRAIN TO BE CONNECTED TO NEW STORM DRAIN LATERAL

Window Size				
Nominal Size				
ID Label	Width (FT)	Height (FT)	Width (M)	Height (M)
W-1	4.00	6.92	1.22	2.11
W-2	6.33	6.92	1.93	2.11
W-3	8.00	7.75	2.44	2.36
W-4	3.25	6.92	0.99	2.11
W-5	4.00	6.92	1.22	2.11
W-6	3.25	5.50	0.99	1.68
W-7	3.25	5.50	0.99	1.68
W-8	3.25	5.50	0.99	1.68
W-9	3.00	5.50	0.91	1.68

Floor Areas		
		Proposed (metric)
Total Floor Area	2744 Fifth	138.01
	Proposed Main	66.38
	Proposed Upper	71.63
Total Floor Area	Proposed Basement	N/A
	2742 Fifth	142.32
	Existing Main	68.33
Total Floor Area	Existing Upper	73.99
	Existing Basement	N/A
	2740 Fifth	138.59
	Existing Main	66.60
	Existing Upper	71.99
	Existing Basement	N/A

Client Name  
Blake & Cassidy

Client Address  
2740 Fifth ST

Drawn By  
CD

Project ID  
Nelson

Date  
2020.04.01

Public Hearing Submission  
Public Hearing - Client Review 2  
Public Hearing - Client Review  
Rezoning Revised Submission  
Rezoning Submission  
CALUC Plans for Client Review

20-4-1  
20-3-14  
20-1-20  
19-9-22  
19-7-11  
18-11-21

F  
E  
D  
C  
B  
A

No.

Date

Issue Notes

2744 Fifth Street  
Rezoning

Floor Plans  
TFA

Scale  
As Noted

Sheet No.  
A 1.5  
of  
A1.8



A

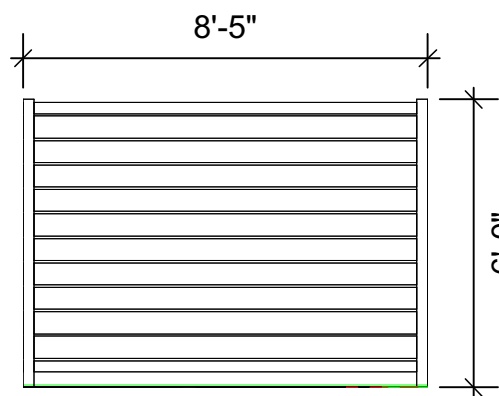
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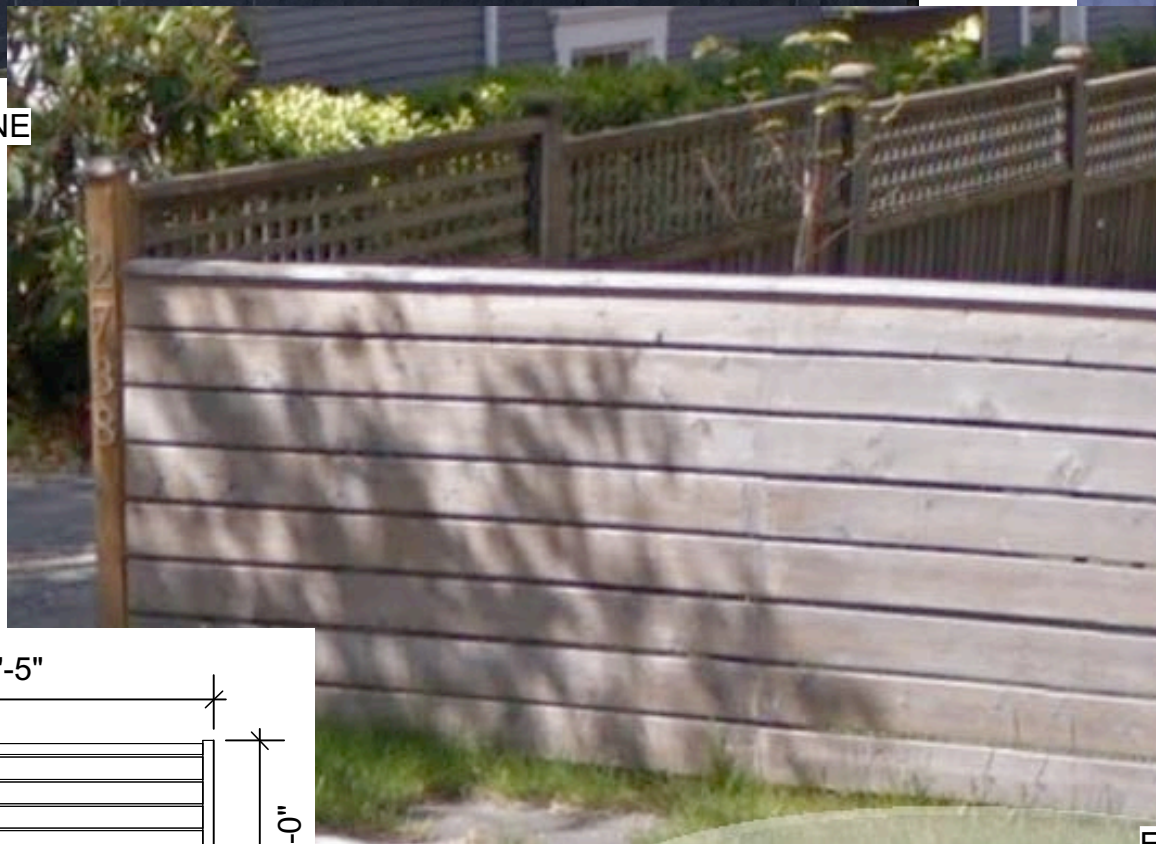
Existing Site



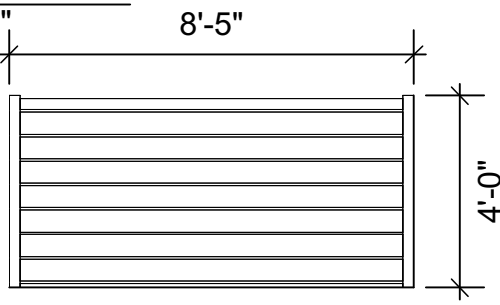
EXISTING FENCE - SOUTH PROPERTY LINE



2 North and West Fence  
Scale: 1/4" = 1'-0"



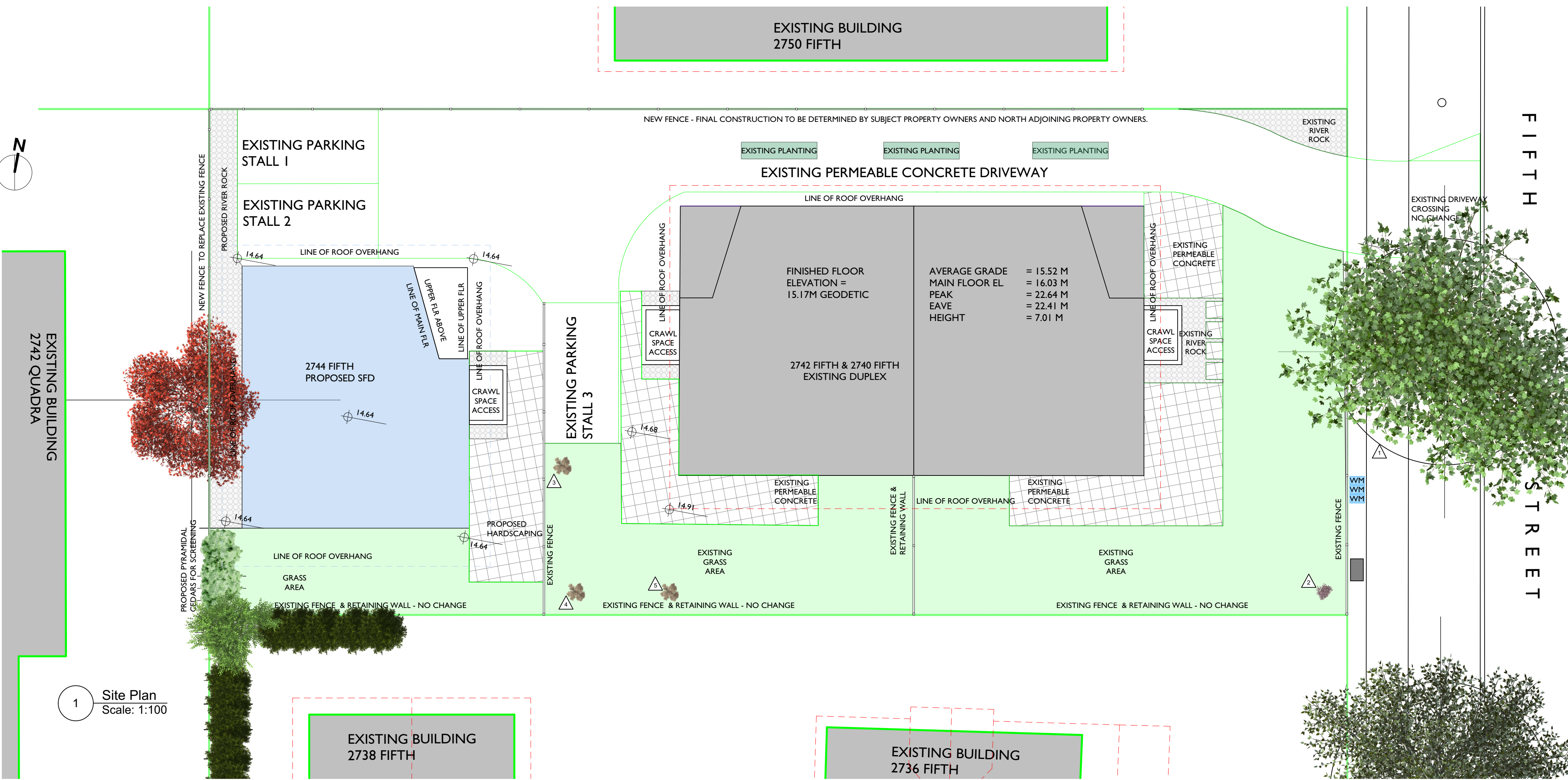
EXISTING FENCES - SOUTHEAST PROPERTY LINE  
SOUTH FENCE - HORIZONTAL WOOD - STAINED  
PROPOSED FENCE NORTH AND WEST TO MATCH  
EXISTING EAST FENCE FINISH



3 East Fence - Existing  
Scale: 1/4" = 1'-0"



EXISTING FENCE / SCREENING - SOUTH PROPERTY LINE  
PANEL 5 FT HEIGHT  
T&G VERTICAL BOARDS W/ LATTICE ABOVE - STAINED



1 Site Plan  
Scale: 1:100



EXAMPLES OF PRUNUS 'AMANOGAWA'

EXAMPLES OF MAGNOLIA 'GALAXY'

Trees			
Tree Number	Species	DBH (m)	Comments
1	Acer rubrum 'Armstrong'	0.300	Existing to be retained
2	Magnolia 'Galaxy'	0.019	Existing to be retained
3	Prunus 'Amanogawa'	0.032	Existing to be retained
4	Prunus 'Amanogawa'	0.032	Existing to be retained
5	Prunus 'Amanogawa'	0.032	Existing to be retained

Project Title

2740 Fifth St Rezoning

Scale

As Noted

Sheet No.

A 1.6 of A1.8

Client Name

Blake & Cassidy

Client Address

2740 Fifth St

Drawn By

CD

Project ID

2740 Fifth St

Revision

18-11-21

Date

2020.04.01

No.

Date

F

20-4-1

E

20-3-14

D

20-1-20

C

20-1-20

B

19-9-22

A

18-11-21

Public Hearing Submission

Public Hearing - Client Review 2

Public Hearing - Client Review

Rezoning Revised Submission

Rezoning Submission

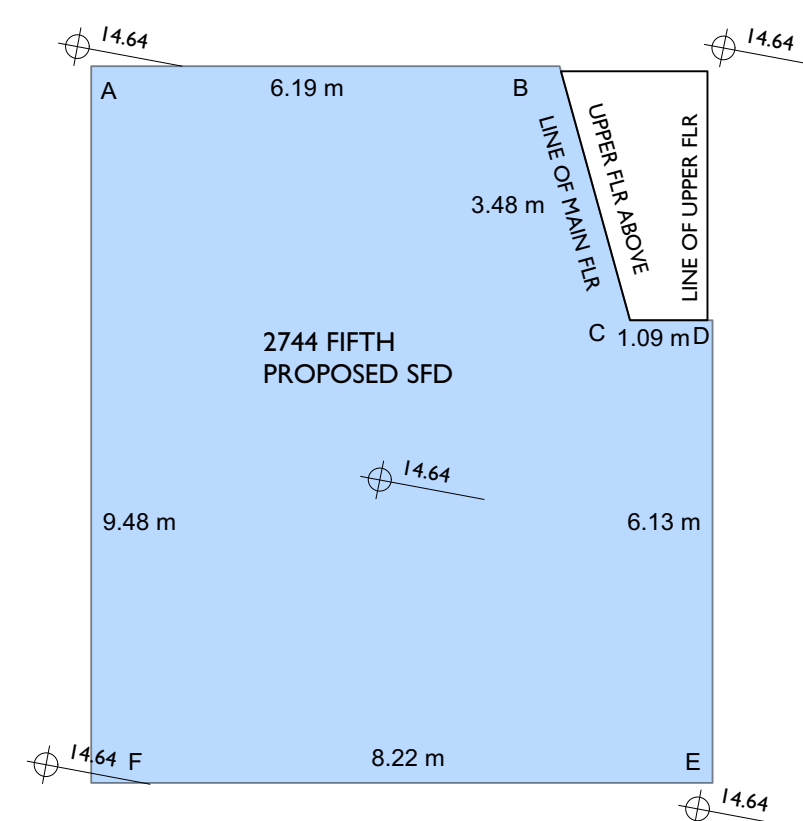
CALUC Plans for Client Review

Issue Notes

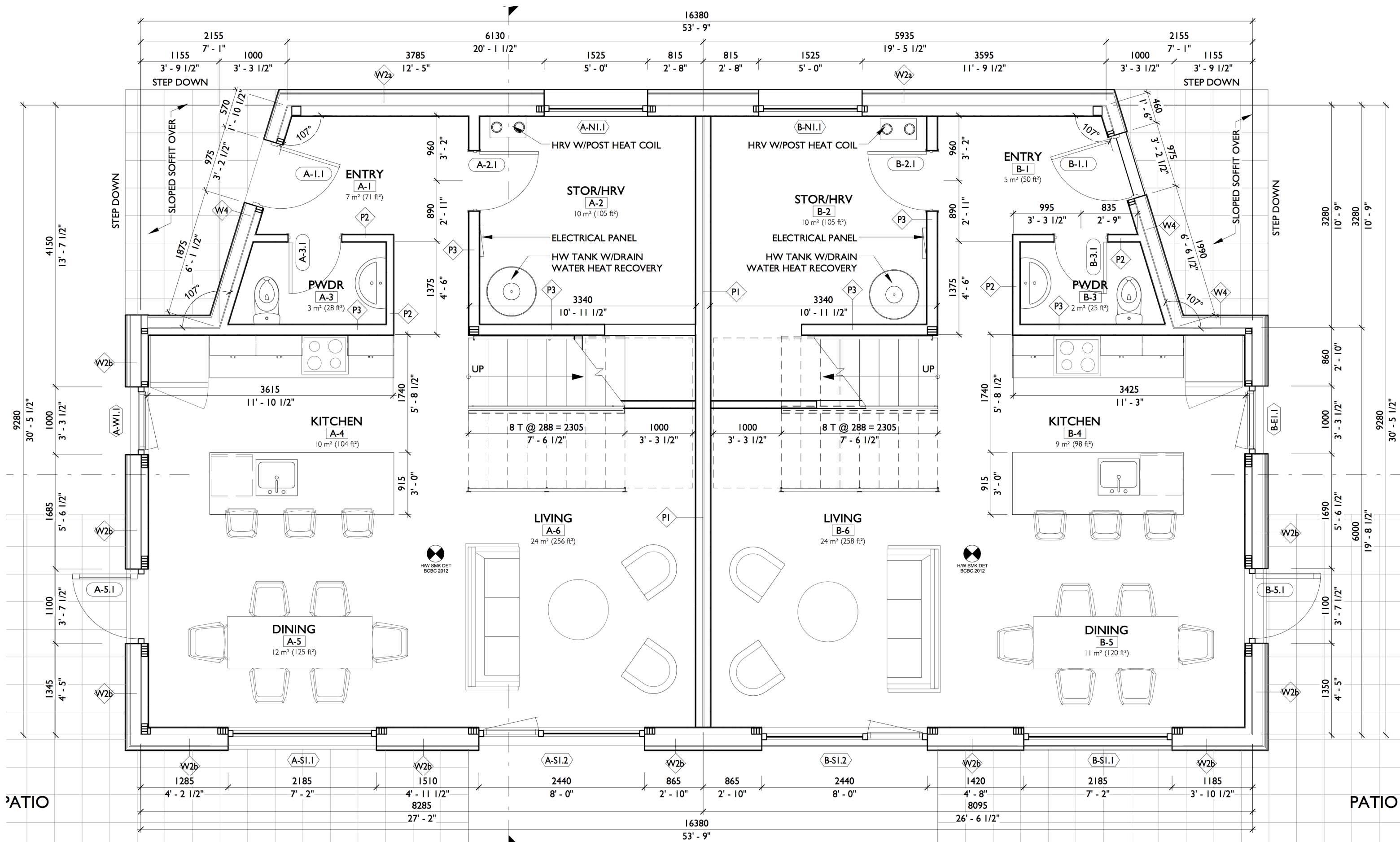
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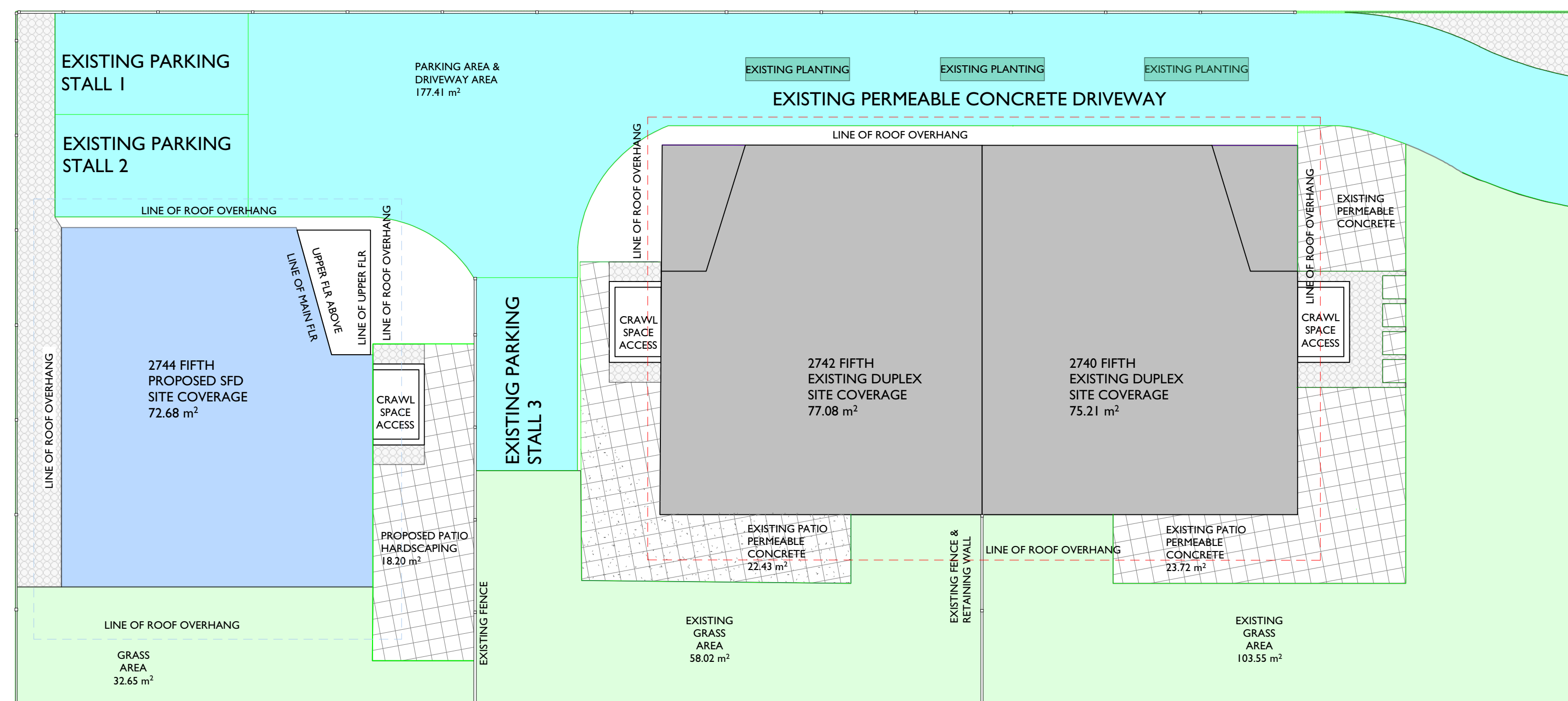
Average Grade 2744 Fifth									
Grade Points	Geodetic Elevation (M)	Geodetic Elevation (FT)	Between Grade Points	Average of Points (M)	Average of Points (FT)	Between Grade Points	Distance (M)	Distance (FT)	Totals
A	14.64	48.02	AB	14.64	48.02	AB	6.19	20.30	90.62
B	14.64	48.02	BC	14.64	48.02	BC	3.48	11.41	50.95
C	14.64	48.02	CD	14.64	48.02	CD	1.09	3.58	15.96
D	14.64	48.02	DE	14.64	48.02	DE	6.19	20.11	89.74
E	14.64	48.02	EF	14.64	48.02	EF	8.22	26.96	120.34
F	14.64	48.02	FG	14.64	48.02	FG	9.48	31.09	138.79
Totals							34.59		506.40
Average Grade Existing & Proposed	14.64	48.02							



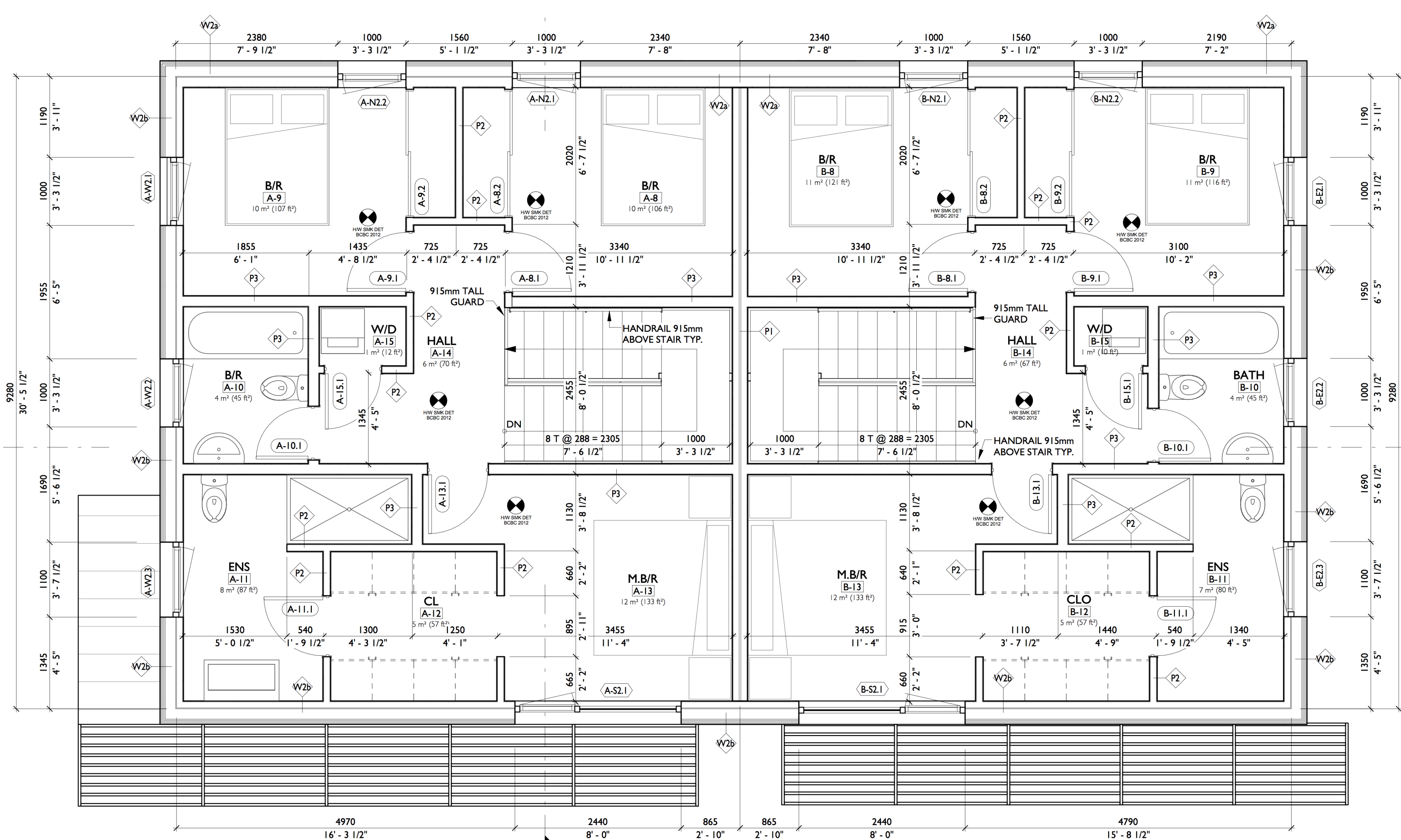
1 Existing & Proposed Grade Points  
Scale: 1:100




3 Existing Main Floor Plans - BP052814  
Scale: 1:50



2 Open Space Areas  
Scale: 1:100

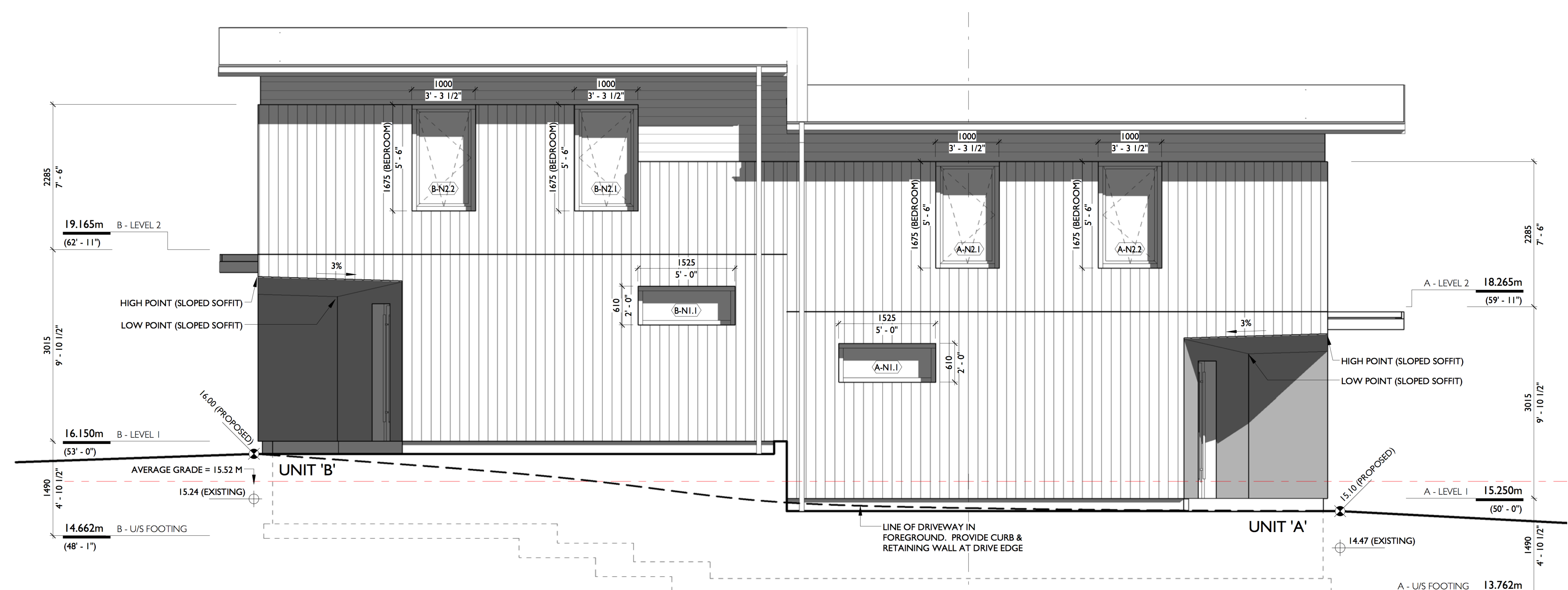


4 Existing Upper Floor Plans - BP052814  
Scale: 1:50

<p><b>Project Title</b></p> <p>2744 Fifth Street Rezoning</p>		 <p><b>Client Name</b> <b>Blake &amp; Cassidy</b></p> <p><b>Client Address</b> 2740 Fifth ST Down By</p> <p><b>Project ID</b> CD</p> <p><b>Revision</b></p> <p><b>Date</b> 2020.04.01</p>		<p><b>F</b></p> <p>20-4-1 Public Hearing Submission</p> <p>E 20-3-14 Public Hearing - Client Review 2</p> <p>D 20-1-20 Public Hearing - Client Review</p> <p>C 19-9-22 Rezoning Revised Submission</p> <p>B 19-7-11 Rezoning Submission</p> <p>A 18-11-21 CALUC Plans for Client Review</p>	
<p><b>Scale</b></p> <p>As Noted</p>		<p><b>Sheet Title</b></p> <p>Average Grade Open Site Area Existing Floor Plans</p>		<p><b>No.</b></p> <p>Date</p> <p>Issue Notes</p>	

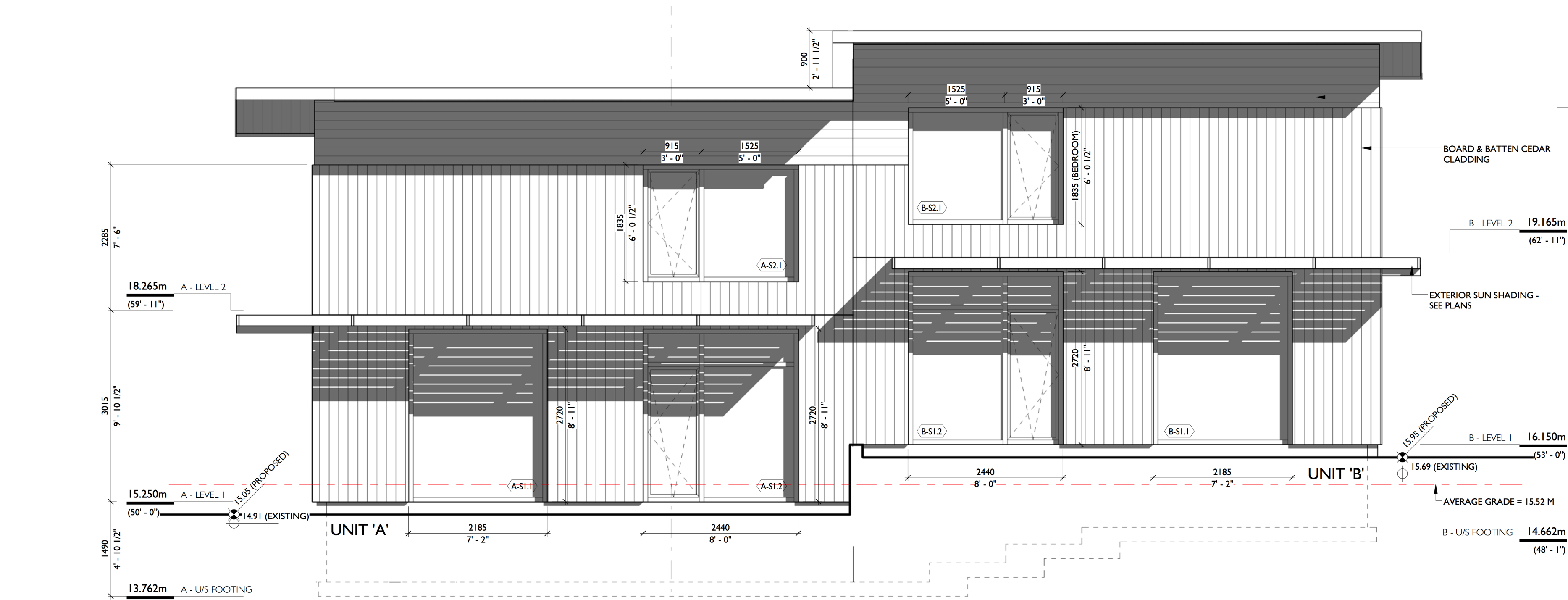


A

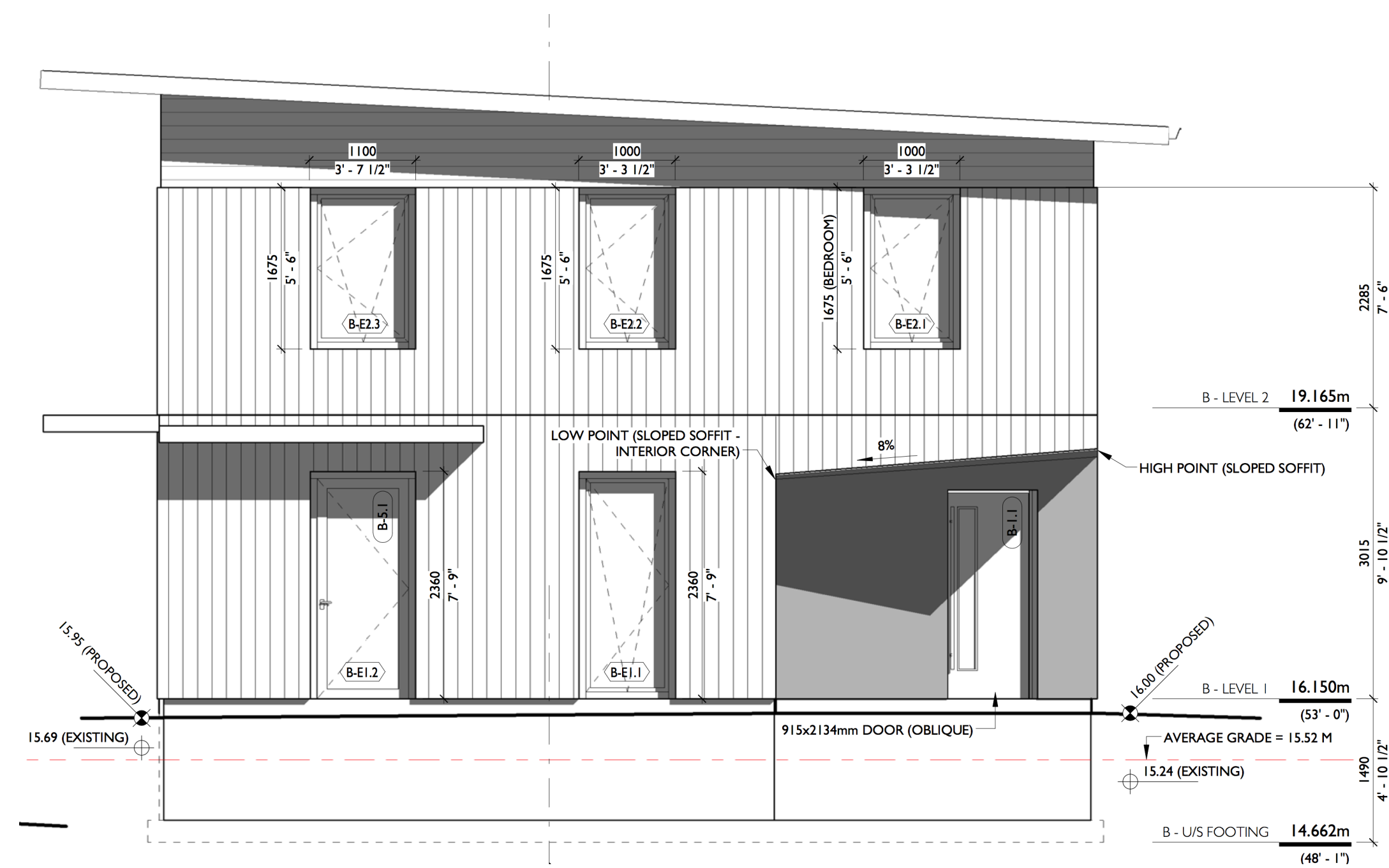


1 Existing North Elevation Plan provided under BP052814  
Scale: 1:50

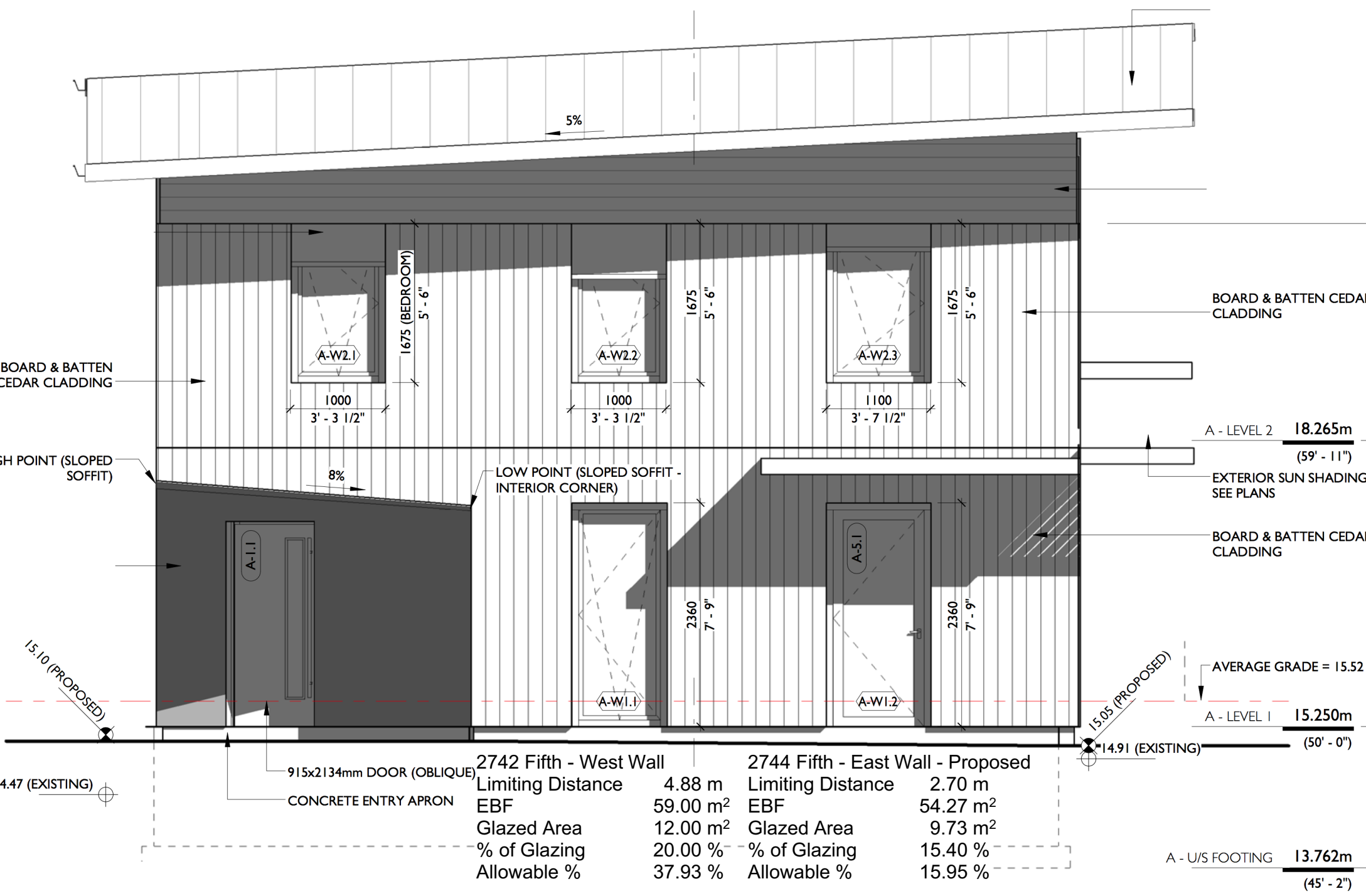
B



2 Existing South Elevation Plan provided under BP052814  
Scale: 1:50



3 Existing East Elevation Plan provided under BP052814  
Scale: 1:50



4 Existing West Elevation Plan provided under BP052814  
Scale: 1:50

A

B

2740 Fifth Street Rezoning		2740 Fifth ST CD		F		Public Hearing Submission	
2740 Fifth ST VICTORIA, BC V8T 4B2 info@adaptenergyadvising.com adaptenergyadvising.com		Client Address 2740 Fifth ST Downtown		E		Public Hearing - Client Review 2	
Existing Elevations - BP052814		Project ID Revision		D		Public Hearing - Client Review	
As Noted		Date 2020.04.01		C		Rezoning Revised Submission	
A 1.8				B		Rezoning Submission	
Sheet 1 of 1				A		CALC Plans for Client Review	
Scale				No.		Issue Notes	
Sheet No.				Date			